

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
December 13, 2005
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the Planning and Development Board Regular Meeting to order at 7:03 p.m.

2.ROLL CALL

Members Present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Kempiaik, Boardmember Wrublik, Boardmember Rioux, and Alternate Boardmember Richardson.

Members Absent: Boardmember Hawley and Boardmember Jimenez.

Staff Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Airport Director Jason Hardison, Economic Development Director Richard Chapman, Fire Marshall Bob Costello, and Fire Chief Scott Rounds.

3A.APPROVAL OF MINUTES FROM NOVEMBER 22, 2005 REGULAR MEETING

Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the minutes from the November 22, 2005 meeting as presented. Motion passed unanimously.

3B.APPROVAL OF MINUTES FROM NOVEMBER 10, 2005 REGULAR MEETING

Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the minutes from the November 10, 2005 meeting as presented. Motion passed unanimously.

4. OLD BUSINESS:

APPROVAL OF MINUTES FROM NOVEMBER 8, 2005 REGULAR MEETING

Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the minutes from the November 8, 2005 meeting as presented. Motion passed unanimously.

5.NEW BUSINESS

5A. Schult Homes-A05-35

Planner Sean Banda highlighted the staff report to the Board. Bill Lowley representing Schult Homes was available to answer questions. A public hearing was opened at 7:09 p.m. to hear citizen input on the annexation. There being no comment from the public the hearing was closed at 7:09 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Rioux to approve the annexation of approximately 10 acres located an eighth of a mile south of the Maricopa Road and east of Apache Road. Motion passed unanimously.

5B. Cipolla Booster Pump Station-SP05-38

Planner Quinn Newton highlighted the staff report to the Board. A Public Hearing was opened at 7:22 p.m. to hear citizen input on the Booster Pump Station. There being no comment from the public the hearing was closed at 7:22 p.m. Motion made by Boardmember Rioux and seconded by Vice Chairman Zwerg to continue the approval of the site plan for a Booster Pump Station located at the intersection of 223rd and Cipolla Lane within the Cipolla Development. Motion passed unanimously.

5C. Site Plan Approval for Parcels 4.502 and 4.625 – Condominium Project - SP05-37

Planner Brian Rose highlighted the staff report. Shelley McTee from Biskind, Hunt, and McTee was available to answer the Board's questions. Fire Marshall Bob Costello told the Board that all structures will have fire sprinklers and horizontal standpipes. A public hearing was opened at 7:30 p.m. to hear citizen input on the proposed Condominium Project. There being no comment from the public the hearing was closed at 7:30 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Rioux to approve the site plan for parcels 4.502 and 4.625 Condominium Project located at the intersection of Sunrise Lane and Verrado Way within Verrado Master Planned Community. Motion passed unanimously.

5D. Empire Southwest-GPA05-07

Planner Quinn Newton highlighted the staff report. A public hearing was opened at 7:36 p.m. to hear citizen input about the General Plan Amendment. There being no comment from the public the hearing was closed at 7:36 p.m. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the amendment to the Town of Buckeye General Plan from Open Space to General Commerce Light Industrial for 2.2± acres located generally at the southeast corner of 4th Avenue and Arizona Eastern Avenue. Motion passed unanimously.

5E. Empire Southwest Rezone-RZ05-18

Planner Quinn Newton highlighted the staff report. A public hearing was opened at 7:38 p.m. to hear citizen input about the General Plan Amendment. There being no comment from the public the hearing was closed at 7:38 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the rezoning of 2.2± acres located generally at the southeast corner of 4th Avenue and Arizona Eastern Avenue from Special Use to General Commerce. Motion passed unanimously.

5F. Leister Farms Rezone- RZ05-17

Planner Quinn Newton highlighted the staff report. George Musser of Musser Engineering was available to answer the Board's questions. A public hearing was opened at 7:43 p.m. to hear citizen input about the General Plan Amendment. There being no comment from the public the hearing was closed at 7:44 p.m. Motion made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve to approve rezoning of a 77± acre parcel located ¼ mile south of the intersection of Perryville Road and Lower Buckeye Road extending west ½ mile. Motion passed unanimously.

5G. Miller Buckeye 80- PP05-23

Planner Quinn Newton highlighted the staff report. Ed Taggart of Landmark Engineering answered the Boards questions. A public hearing was opened at 8:08 p.m. to hear citizen input on the Preliminary Plat. There being no comment from the public the hearing was closed at 8:09 p.m. The School District will submit their requirements before the final plat is submitted. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the 80± acre Preliminary Plat consisting of 286 single family lots generally located ¼ mile west of Miller Road between Southern Avenue and Maricopa Road with all stipulations and the added stipulation to include lighted dusk to dawn lighted Tot Lots. Vice Chairman Zwerg, Boardmember Wrublik, and Boardmember Richardson voted aye. Boardmember Rioux, Boardmember Kempiaik, and Chairperson Napolitano voted nay. Motion failed. Developer Ed Packard disagreed with the Board's reluctance to approve the preliminary plat. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to continue this item at the next scheduled meeting. Motion passed unanimously.

5H. Rooks and Broadway-PP05-32

Planner Quinn Newton highlighted the staff report. A public hearing was opened at 9:02 p.m. to hear citizen input on the Preliminary Plat. There being no comment from the public the hearing was closed at 9:03 p.m. Motion made by Boardmember Richardson and seconded by Boardmember Rioux to approve the 64± acre Preliminary Plat consisting of 193 single family lots generally located at the northwest corner of Rooks and Broadway Roads with the correction of the name of the property lying east of the development to be Hayden Estates; Changing Stipulation (3) to include Dusk to Dawn lighted Tot Lots; and adding Stipulation (25) to accommodate the adjacent agricultural land, the language to be determined by the Town Attorney. Motion passed unanimously.

5I. The Reserve-PP05-18

Planner Alan Como highlighted the staff report. A public hearing was opened at 9:23 p.m. to hear citizen input about the proposed Preliminary Plat. Rick Sutter, adjacent agricultural landowner, was concerned about how this development would affect his right of way to the roadway and the tail water from his field. Mr. Sutter was assured that these issues would be taken care of by the developer. Engineer Scott Ziprich said that he irrigation district would reroute the tail water. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the preliminary plat for 516 single family residential lots on approximately 196.95 acres located south of Beloit Rd., north of Hazen Rd., and between Miller Rd. and Rooks Rd. with the added stipulation (29) to accommodate the adjacent equestrian facility with the language to be determined by the Town Attorney, and; (30) the houses on the outer spaces be single story units. Motion passed unanimously.

6. Cancellation of the regularly scheduled meeting of the Development Board on December 27, 2005.

Motion made by Boardmember Rioux and seconded by Vice Chairman Zwerg to cancel the regularly scheduled meeting of the Development Board on December 27, 2005. Motion passed unanimously.

7. COMMENTS FROM THE PUBLIC

None

9. COMMENTS FROM THE DEVELOPMENT BOARD

Suparna Dasgupta gave the board list of the term limits and dates for the Development Board.

10. REPORTS FROM STAFF

Vice Chairman Zwerg-Would like to see quarterly retreats for Boardmembers to discuss policies and practice and would also like to have historical data and maps for developers to give the Board. Would also like to have the CAD files available for Fire and Police. Engineer Scott Ziprich explained to Vice Chairman Zwerg that the files they receive are not CAD files.

Boardmember Kempiak-Would like the Checker Auto wall discussed.

Boardmember Wrublik-None

Boardmember Richardson-None

Chairman Napolitano-Would like to be part of the Parks Master Plan.

Boardmember Rioux-Thanked Clerk's department for all their hard work.

Boardmember Jimenez-Absent

Boardmember Hawley-Absent

11. ADJOURNMENT

There being no further business to come before the Board motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to adjourn the meeting at 9:49 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Work Session held on the 13th day of December, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk